



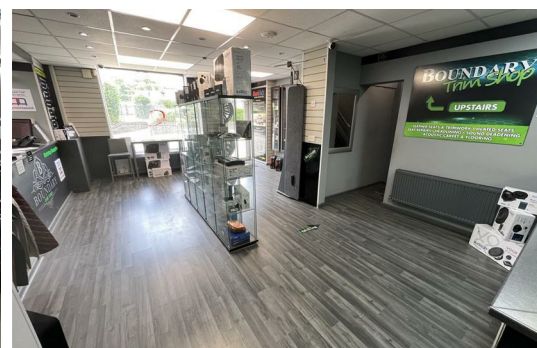
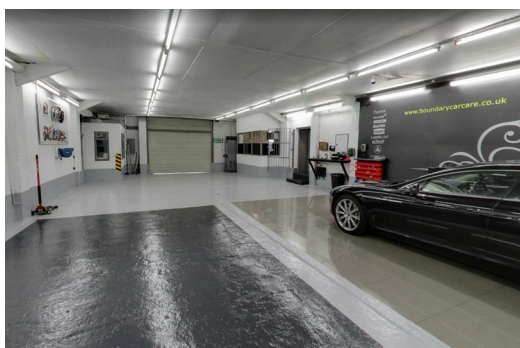
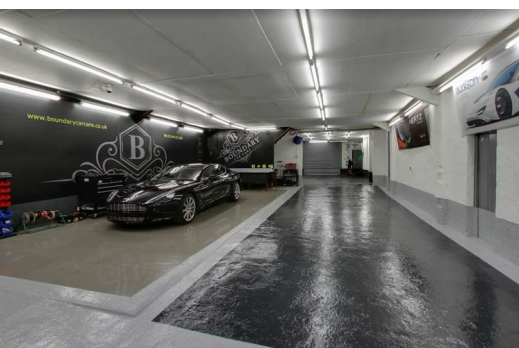
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Junction Lane, St. Helens, WA9 3JL

£450,000

*** For Sale due to Business Relocation *** We are pleased to announce for sale this large commercial premises which offers a multitude of uses, including conversion, separation etc subject the relevant planning. The building will be offered with vacant possession and currently offers a separate shop which could be rented or joined to the main building. The premises benefits from gas central heating and mostly UPVC double glazed and has the added extra of parking to the rear. Viewing is highly recommended to appreciate the size and potential of the building and can be arranged solely through our office or by calling 01744 24341.



Overview

The building is made up of three previous terraced properties with a large garage area in the middle, meaning that it could be split into separate units or the use changes, subject to necessary planning permissions.

Front Sales and Office Area

39'0" x 15'5" (11.9 x 4.70)

Good sized sales area with UPVc Double glazed window and door to front aspect, radiators, stairs to first floor, and two sperate office/ reception areas.

1st Floor Work Area- 1

25'11" x 15'8" (7.91 x 4.78)

UPVc Double glazed window to front aspect, and radiator.

1st Floor Work Area- 2

25'7" x 14'10" (7.81 x 4.53)

Two UPVc Double glazed windows to front aspect.

1st Floor Office

12'4" x 8'0" (3.78 x 2.44)

1st Floor Store Room

12'2" x 8'8" (3.71 x 2.65)

Kitchen

8'5" x 8'0" (2.58 x 2.44)

Stainless steel sink unit.

WC

Low level wc, and hand wash basin.

Work Shop

94'7" x 28'10" (28.83 x 8.79)

Roller shutter doors to the front and rear.

Kitchen

15'10" x 7'1" (4.83 x 2.16)

Stainless steel sink, and radiator.

WC

Low level wc, and hand wash basin.

Further Front Sales Area

28'1" x 13'7" (8.57 x 4.16)

UPVc Double glazed window and door to front aspect, and radiator.

Rear Work Area

28'5" x 6'9" (8.67 x 2.07)

Radiator.

1st Floor Work Area- 3

28'2" x 13'8" (8.61 x 4.18)

UPVc Double glazed window to front aspect, single glazed window to rear aspect, and radiator.

1st Floor Storage Area

17'6" x 6'8" (5.34 x 2.05)

Window to rear aspect, and radiator.

External

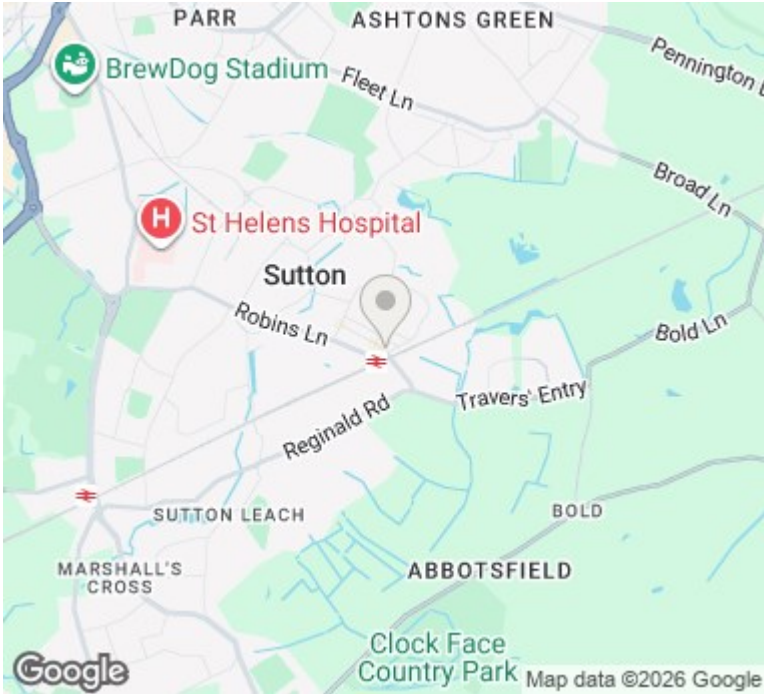
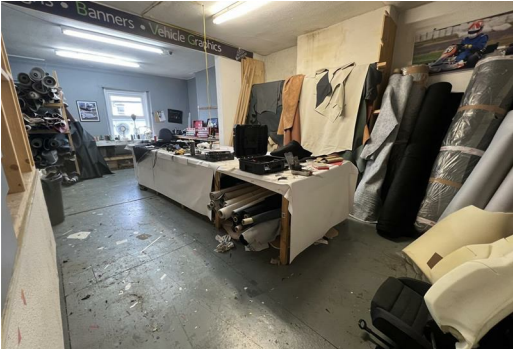
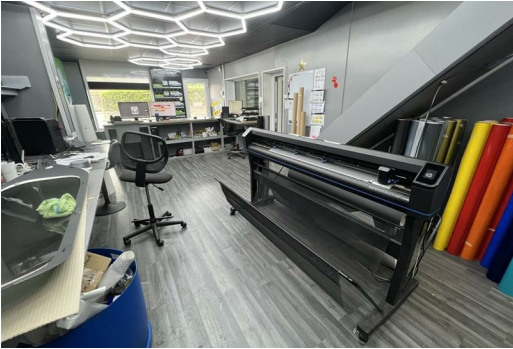
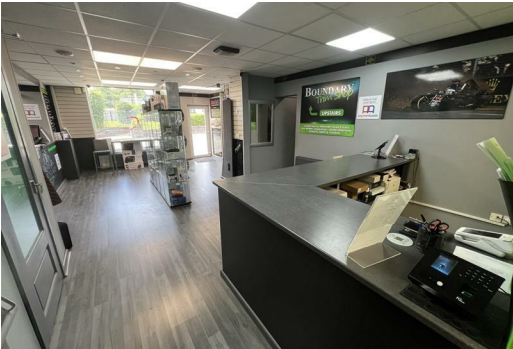
Small yard area currently used for bin storage. Parking for around 15 cars which is access from the rear alleyway.

Previously Rented Unit

The unit consists of front sales area, kitchen, and wc. Has been previously leased and would still be ideal for renting to generate an income

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	